

N 00°32'11" W 2846.53 (M)(PS)

N 00°32'11" W 1138.00 (M)(PS)

1104.98 (M)(PS)

33.02 (M)(PS)

SW Cor. SE 1/4
Sec. 33, T20S, R4W
Fd. 2" Aluminum KDOT Cap
Origin: (PS)

N 89°31'40" E 2657.75 (M)(PS)

S 89°33'11" W 2654.13 (C)(PS)

N 89°33'11" E 2021.64 (M)

Tract 2B
52.67 Acres

Parcel 2 (PS)

N 00°02'26" E 1138.04 (C)

Tract 2A
16.02 Acres

S 89°36'02" W
33.00 (C)(R)(PS)

S 75°16'50" W
68.53 (M)(R)(PS)

S 81°13'19" W
297.98 (M)(PS)

S 00°26'49" E
33.00 (C)(R)(PS)

247.07 (C)

S 89°33'11" W
P.O.B. 2A

S 89°33'11" W 641.23 (C)

P.O.B. 2B

P.O.C. 2A, 2B
SE Cor. SE 1/4
Sec. 33, T20S, R4W
Fd. 5/8" Rebar
Origin: (PS)

NE Cor. SE 1/4
Sec. 33, T20S, R4W
Fd. 5/8" Rebar
Origin: (PS)

S 00°23'58" E 1138.00 (C)
S 00°23'58" E 2849.70 (M)(PS)
9TH AVENUE

1510.53 (M)(PS)
1511.70 (C)(PS)

0 100 200 300

BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

LEGEND

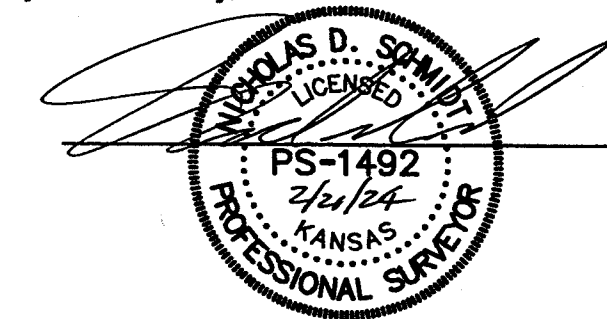
- △ - Sectional Monument Found
- - Fd. 5/8" Rebar w/GSS CLS 52 Cap
- - 5/8" x 24" Iron Rebar Set w/GSS CLS 52 Cap
- ⊗ - Fd. KDOT R/W Marker (2" Aluminum Cap)
- (C) - Calculated
- (M) - Measured
- (PS) - Previous Survey GSS Project #G2022-923
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement

SURVEYOR'S NOTES:

- Survey was made as per client request and no title work has been provided to the surveyor; therefore, the number and extent of easements and/or rights-of-way of record affecting said property has not been verified by this Survey.
- All measurements are in US Survey Feet.

SURVEYOR'S CERTIFICATE:

I hereby certify this plat to be a true, correct and complete representation of the property described herein, as surveyed under my supervision, this 21st day of February, 2024.



DESCRIPTIONS:

TRACT 2A

A portion of the Southeast Quarter of Section 33, Township 20 South, Range 4 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 21st day of February, 2024:

Commencing at the Southeast corner of said Southeast Quarter; thence on a NAD 83 Kansas South Zone bearing of South 89°33'11" West on the South line of said Southeast Quarter a distance of 394.16 feet to the Southwest corner of a tract described in Book 646, Page 3707 at the McPherson County Register of Deeds Office, being the point of beginning; thence continuing South 89°33'11" West on said South line a distance of 247.07 feet; thence North 00°02'26" East a distance of 1138.04 feet; thence North 89°33'11" East parallel with said South line a distance of 632.49 feet to the East line of said Southeast Quarter; thence South 00°23'58" East on said East line a distance of 1044.91 feet to the Northeast corner of said tract; thence South 89°36'02" West on the North line of said tract a distance of 33.00 feet; thence South 81°13'19" West continuing on said North line a distance of 297.98 feet; thence South 75°14'22" West continuing on said North line a distance of 68.53 feet to the Northwest corner of said tract; thence South 00°26'49" East on the West line of said tract a distance of 33.00 feet to the point of beginning.


The above described tract contains 16.02 Acres and is subject to road right of way easements along the South and East lines thereof, and any other easements or restrictions of record.

TRACT 2B

A portion of the Southeast Quarter of Section 33, Township 20 South, Range 4 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 21st day of February, 2024:

Commencing at the Southeast corner of said Southeast Quarter; thence on a NAD 83 Kansas South Zone bearing of South 89°33'11" West on the South line of said Southeast Quarter a distance of 641.23 feet to the point of beginning; thence continuing South 89°33'11" West on said South line a distance of 2010.18 feet to the Southwest corner of said Southeast Quarter; thence North 00°32'11" West on the West line of said Southeast Quarter a distance of 1138.00 feet; thence North 89°33'11" East parallel with said South line a distance of 2021.64 feet; thence South 00°02'26" West a distance of 1138.04 feet to the point of beginning.

The above described tract contains 52.67 Acres and is subject to a road right of way easement along the South line thereof, and any other easements or restrictions of record.

Prepared For:		Description:	
HORIZON FARM AND RANCH REALTY		A PORTION OF THE SE 1/4 SECTION 33, T20S, R04W MCPHERSON COUNTY, KANSAS.	
Prepared By:		Garber Surveying Service, P.A.	
 HUTCHINSON 2908 North Plum St. 67502 Ph. 620-665-7032 (Main Office)		BRANCH OFFICES: MCPHERSON Ph. 620-241-4441 SALINA Ph. 785-404-6302 MANHATTAN Ph. 785-320-4810 NEWTON Ph. 316-283-5053 WICHITA Ph. 316-260-9933	
Drawn By: KZ	Scale: 1"=100'	Date of Field Work: January 15, 2024	Job No:
Checked By: NDS	Date: 02/21/2024	Sheet 1 of 1 Sheet(s)	G2024-2